



RECEIVED: June 26, 2026

Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irac.pe.ca

NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of Charlottetown (name of City, Town or Community) on the 10th day of June, 2026, wherein the Minister/Community Council made a decision to approve a development permit application for the construction of a single detached dwelling at PID 366526, filed on April 7, 2026.

(attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, the grounds for this appeal are as follows: (use separate page(s) if necessary)
the grounds for appeal are as follows in the attached Schedule "A".

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, I/we seek the following relief: (use separate page(s) if necessary)
the relief sought is as follows in the attached Schedule "A".

EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)

Name(s) of Appellant(s): Mingjie Jiang Signature(s) of Appellant(s): [Signature]
Please Print

Mailing Address: c/o Key Murray Law, 494 Granville St City/Town: Summerside

Province: PE Postal Code: C1N 4K4

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Dated this 26th day of June, 2026.
day month year

IMPORTANT

Under Section 28.(6) of the **Planning Act**, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the **Planning Act** and will be used by the Commission in processing this appeal.
For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.

SCHEDULE “A” – NOTICE OF APPEAL (continued)

(Pursuant to Section 28 of the Planning Act)

TAKE NOTICE that Mingjie Jiang (the “**Appellant**”) hereby appeals the decision made by the Municipal Council of Charlottetown responsible for the administration of various development regulations of the **Planning Act** on the 10th day of June, 2026, wherein the Municipal Council of Charlottetown (the “**Council**”) made a decision to issue Permit #085-BLD-26 a development permit to construct a single detached dwelling (the “**Permit**”) on PID 366526, known as 3 Colonel Gray Drive (the “**Subject Property**”) to Matthew MacDonald (the “**Developer**”);

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the **Planning Act**, the grounds for this appeal are as follows:

(a) The Appellant is an “*aggrieved person*” as defined by Section 27.1 of the **Planning Act**:

- The Appellant’s property is located at PID 366542, known as 7 Colonel Gray Drive, Charlottetown, PE C1A 2S4, which shares a common boundary with the Subject Property;
- The Appellant has a twenty-foot right of way that provides shoreline access and intersects the Subject Property and was conveyed to them by Deed of Conveyance dated the 19th day of November, 2017 and registered in the Queens County Registry Office Book number 5686, with Document number 9739 on November 24th, 2017;
- The Appellant has reasonable grounds to believe that the enjoyment of their property is or will be negatively affected by the decision of the Council;

(b) The Council acted arbitrarily, failing to follow the proper process or procedure as required in the **Planning Act**, the *Subdivision and Development Regulations* (the “**Regulations**”), and the law in general, including the principles of natural justice and procedural fairness, in granting the Permit;

(c) The Council’s decision with respect to the application for a development permit was not reasonable, and does not have merit based on sound planning principles within the field of land use planning;

- (d) Such further grounds that may be revealed upon review of the full record as produced by the Council.

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the *Planning Act*, the Appellant seeks the following relief;

- (e) The Appellant requests that the Commission allow this appeal and quash the decision made by the Council on June 10, 2026, pertaining to the Permit and the Subject Property.

DATED this 26th day of June, 2026



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Lawyer for the Appellant



Planning & Heritage Summary (Week ending June 12th, 2026)

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

The information on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department and/or decisions are rendered by Charlottetown City Council as governed by the Prince Edward Island Planning Act. The deadlines to make an appeal are listed for each application below as per the requirements of the Planning Act.

If you have any questions regarding the approvals listed below, please contact the Planning and Heritage Department at 902-629-4158.

Planning Development Permit Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
25-1	1047562	001-BLD-25	19-Dec-24	10-Jun-26	APPROVED	86 Stanmol Dr (Lot 102)	Occupancy Permit: Construction of a single detached dwelling	Will Zafiris	1-Jul-26
25-2	1047562	002-BLD-25	19-Dec-24	10-Jun-26	APPROVED	92 Stanmol Dr (Lot 103)	Occupancy Permit: Construction of a single detached dwelling	Will Zafiris	1-Jul-26
25-273	462739	052-BLD-25	25-Feb-25	9-Jun-26	APPROVED	193 Minna Jane Dr	Occupancy Permit: Unit 1D: Fit-up for New Injection Clinic	Patrick Daragon	30-Jun-26
25-930	872630	281-BLD-25	20-Aug-25	9-Jun-26	APPROVED	64 Hillstrom Ave	Occupancy Permit: Merck Animal Health - Construction of a Controlled Corridor Envelope within Existing Warehouse	IPS - Integrated Project Services	30-Jun-26
26-156	274084	041-BLD-26	27-Feb-26	8-Jun-26	APPROVED	20 Mount Edward Rd	Occupancy Permit: Interior renovation and exterior refinish	Laird Ferguson	29-Jun-26
26-57	387761	020-BLD-26	26-Jan-26	8-Jun-26	APPROVED	670 University Ave	Occupancy Permit: Interior Fit-up - Softmoc	Bonnys Lebrun	29-Jun-26
26-392	366526	085-BLD-26	7-Apr-26	10-Jun-26	APPROVED	3 Colonel Gray Dr	Construction of a single detached dwelling	Paul D. Brown	1-Jul-26
26-403	352211	090-BLD-26	8-Apr-26	12-Jun-26	APPROVED	30 Inkerman Dr	Construct a single-detached dwelling with a secondary suite	Jason Gibbons	3-Jul-26
26-487	1180348	123-BLD-26	25-Mar-26	11-Jun-26	APPROVED	141-143-145-147 Rogerson St (Lot 62)	Construction of a 4-unit townhouse	Falcon Rentals Inc	2-Jul-26
26-566	841536	213-STR-26	5-Jun-26	9-Jun-26	APPROVED	4 Prince St, Unit 307	Tourist Home: Short Term Rental	East Coast Property Group	30-Jun-26
26-565	1101575	212-STR-26	5-Jun-26	10-Jun-26	APPROVED	148 East Royalty Rd	Tourist Home: Short Term Rental	Damien Morris & Alicia Marie Packwood	1-Jul-26
26-567	588517	214-STR-26	6-Jun-26	11-Jun-26	APPROVED	38 Penny Ln B	Tourist Home: Short Term Rental	Jonathan & Meaghan Furness	2-Jul-26
26-564	343277	211-STR-26	5-Jun-26	11-Jun-26	APPROVED	252 Kent St	Tourist Home: Short Term Rental	Xin Liu	2-Jul-26
26-518	1180348	143-BLD-26	16-Apr-26	12-Jun-26	APPROVED	167 Rogerson St (Lot 65)	Construction of a single detached dwelling	Kirk MacPhee	3-Jul-26



FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
26-521	1194745	145-BLD-26	14-Apr-26	8-Jun-26	APPROVED	62 O'Brien Dr (Lot 133)	Footing Permit: Construction of a single detached dwelling	Ishfaq Ali	29-Jun-26
26-521	1194745	145-BLD-26	14-Apr-26	8-Jun-26	APPROVED	62 O'Brien Dr (Lot 133)	Construction of a single detached dwelling	Ishfaq Ali	29-Jun-26
26-523	416305	146-BLD-26	8-May-26	12-Jun-26	APPROVED	72 Friar Dr (Lot 49)	Construction of a single detached dwelling	PEI Home & RV Centre	3-Jul-26
26-524	416305	147-BLD-26	8-May-26	12-Jun-26	APPROVED	143 Friar Dr (Lot 28)	New Manufactured Home	PEI Home & RV Centre	3-Jul-26
26-536	897918	010-TMP-26	25-May-26	10-Jun-26	APPROVED	1 Prince St	Temporary Tents for Claddagh Holding Event	Kent MacPhee	1-Jul-26
26-537	1186824	148-BLD-26	1-May-26	8-Jun-26	APPROVED	71 Kingsburgh Ave (Lot 167)	Construction of a single detached dwelling	Brandon Llewellyn	29-Jun-26
26-552	338145	025-SGN-26	1-May-26	10-Jun-26	APPROVED	86 Queen St	Sign Application	Dalmac Signs	1-Jul-26
26-571	1163393	165-BLD-26	12-May-26	10-Jun-26	APPROVED	26 Essex Cres	Accessory building	Lindsay McNeill	1-Jul-26

Lot Subdivisions

FILE#	PID	CASE#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL

Council Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
26-362	444679 & 600817	011-MJV-26	16-Apr-26	9-Jun-26	Approved	600 North River Rd	That Council approve the request of a height and density variance to increase the maximum permitted building at 600 North River Road (PID#s 444679 & 600817) height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 units on a 5,039 square metres (54,240 sq. ft.) lot in order to construct a 5-storey apartment building with commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement subject to a Traffic Impact Study (TIS) and to the satisfaction of the Manager of Public Works.	Bevan Enterprises Inc	30-Jun-26
26-65	342907	001-SSE-26	29-Jan-26	9-Jun-26	Approved	147 Hillsborough St	That Council approve the request for site-specific amendment to the existing (DMUN) zoning that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to allow for a transitional housing facility accommodating eleven (11) individuals whereas this land-use is not otherwise permitted within the existing zoning,	Prince Edward Island Housing Corporation	30-Jun-26



							This approval will be subject to the public safety and security measures as suggested by the Provincial Department of Housing, Land and Communities as detailed in their correspondence to the City of Charlottetown dated April 14, 2026 to be codified in a future Development Agreement before any Building & Development Permit can be issued, And Further that, the Province will commit to the funding and implementation of a City E-watch camera system in regard to the use.		
26-65	342907	001-SSE-26	29-Jan-26	9-Jun-26	Approved First Reading. Pending Second Reading.	147 Hillsborough St	To adopt Bylaw PH-ZD.2-111, A Bylaw to amend the Zoning & Development Bylaw, "By amending Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning & Development Bylaw as it pertains to the subject property at 147 Hillsborough Street (PID# 342907), in the Downtown Mixed-Use Neighborhood (DMUN) Zone, to permit a transitional housing facility capable of accommodating eleven (11) individuals within an existing building on the subject property."	Prince Edward Island Housing Corporation	NA